

FIRST AMENDMENT TO THE CITY OF MANITOWOC TID NO. 20 DEVELOPMENT AGREEMENT WITH ALLIANCE LAUNDRY SYSTEMS LLC

WHEREAS, the City of Manitowoc, Wisconsin, a Municipal Corporation (the “City”) and Alliance Laundry Systems LLC, (the “Developer”) entered into a TID No. 20 Development Agreement (the “Agreement”); and

WHEREAS, the City and Developer executed the Agreement on April 15, 2019 and

WHEREAS, the Developer agreed to acquire a 50-acre property, invest in utility infrastructure, building updates, soft costs, and machinery and equipment at a total estimated cost of \$29.9 million; and

WHEREAS, the expected impact of the investment would be an increase of approximately \$2.38 million in the assessed value of the property; and

WHEREAS, the City incentive of up to \$900,000 was based upon the expected increase to the assessed value of the property over the remaining life of TID No. 20; and

WHEREAS, the subject property was subdivided and a portion of the property was sold to a third party which unintentionally negatively impacted the assessed value of the property and led to the value shown on the December 2020 tax bill reflecting a negative impact compared to the “Base Tax Value” as currently defined in the agreement; and

WHEREAS, the Developer has made their best efforts to honor the agreement and should not be negatively impacted by the sale of a portion of the property.

NOW THEREFORE BE IT RESOLVED

That Section II(C) of the Agreement is revised as follows:

The Annual TIF Payment shall be 95% of the amount calculated by subtracting the Base Year Taxes from the actual real property taxes paid on an annual basis starting with the December 2020 tax bill. For the purposes of this agreement, the “Base Tax Value” is the portion of the 2019 assessed real estate value for the Property (the portion of Parcel 052-836-401-010.00 as described and shown on Exhibit A being retained by the Developer), which shall be set at is approximately \$9,975,500~~11,000,000~~M. The actual taxes paid on the Base Tax Value is defined to be the “Base Year Taxes.” Real property taxes for purposes of this formula, do not include any special assessments, special taxes, or special charges, and personal property taxes are excluded from this calculation.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to the Agreement as of the _____ day of _____, 2021.

“DEVELOPER”:

ALLIANCE LAUNDRY SYSTEMS LLC

By: _____

Name: Gary Luckow

Title: Chief Value Enhancement Officer

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this _____ day of _____, 2021, the above named Gary Luckow, to me known to be the person who executed the foregoing instrument as the an officer of Alliance Laundry Systems LLC, who has the authority to bind the company.

Notary Public, State of Wisconsin
My Commission: _____

“CITY”:

CITY OF MANITOWOC

By: _____
Name: Justin M. Nickels
Title: Mayor

By: _____
Name: Mackenzie Reed Kadow
Title: City Clerk

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this _____ day of _____, 2021, the above named, Justin M. Nickels, Mayor, and Mackenzie Reed Kadow, Clerk, to me known to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the CITY of Manitowoc’s authority.

Notary Public, State of Wisconsin
My Commission: _____